

JANUARY 2003**A Monthly Summary
on IGR Submittals
and Development
Activity in the
SCAG Region**

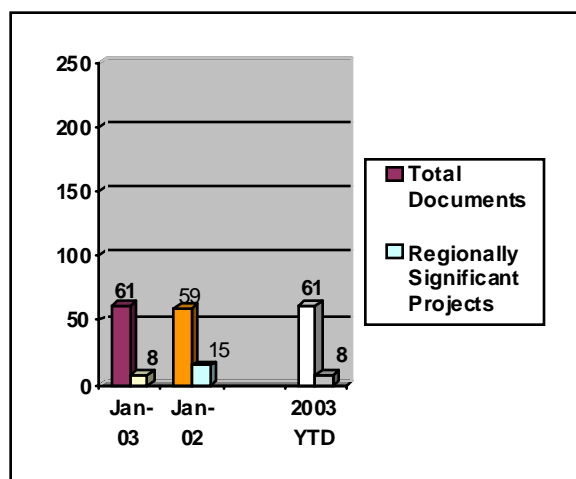
SCAG's IGR Section received, logged and reviewed over 60 documents for a variety of projects, programs and plans within the six County SCAG region. On average, SCAG's IGR Section receives over 600 documents each year.

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IGR BULLETIN

JANUARY 2003: DEVELOPMENT ACTIVITY SUMMARY

For the month of January 2003, SCAG's Intergovernmental Review Section (IGR) received, logged and reviewed 61 documents for a variety of projects, programs and plans within the six County SCAG region. This is a slight increase in the number of documents received for the same month last year.



On average, SCAG's IGR Section receives over 600 documents each year. The graph on the left illustrates the number of total documents received and the number of regionally significant projects. The following is a summary of development activity for the month of January 2003.

- More than half of the documentation received for this month was from Los Angeles County. The documentation was for projects related to public facilities, residential and commercial developments.
- Staff received documentation on seven commercial projects. Two projects represent a development potential of approximately 47,400 square feet of commercial space. No commercial projects of regional significance were received. The majority of the proposed new commercial development floor area will occur in Los Angeles County.
- Staff received documentation on five industrial projects. Two industrial projects of regional significance were received. The Southern California Logistics Airport Specific Plan Amendment and Rail Service Project will consist of 15.7 million square feet of general industrial building development on 2,620-acres. The new development will also help to create 15,700 permanent jobs. This proposed project is located in the City of Victorville. The North Rialto Warehouse/Distribution Center will consist of a 3.3 million square foot regional warehouse and distribution facility on 220-acre site. This proposed project is located in the City of Rialto. The majority of the proposed industrial development will occur in San Bernardino County.
- Documentation was received for four mixed-use projects. Three projects of regional significance were received. The Los Angeles Air Force Specific Plan consists of 1,308 residential units along with 560,000 square feet of office space. The proposed project will be developed over four sites within the Cities of El Segundo and Hawthorne. The Santa Monica Civic Center Specific Plan will include up to 675 residential units along with 815,000 square feet of commercial/office and community serving uses. The Pacific City Project will consist of 516 residential units along with 240,000 square feet of commercial space. The project will also include a 400-room hotel. This proposed project will be developed in the City of Huntington Beach. The majority of the proposed new mixed-use development will occur in Los Angeles County.
- Staff received documentation on fifteen residential projects. Nine projects represent a development potential of approximately 1,435 dwelling units, along with 109 dwelling units for senior citizens. No residential projects of regional significance were received. The majority of the new residential units will be developed in Los Angeles County.

See pages 3 and 4 for a summary of projects and map of project locations.

Criteria for projects of regional significance is outlined in the CEQA Guidelines, Section 15206, and SCAG mandates that directly relate to policies and strategies contained in the RCPG and RTP

JANUARY 2003: IGR ACTIVITY

TOTAL NUMBER OF ITEMS/PROJECTS RECEIVED	61
PROJECTS OF REGIONAL SIGNIFICANCE REVIEWED	9

TOTAL NUMBER OF ITEMS/PROJECTS YEAR TO DATE – 2003	61
PROJECTS OF REGIONAL SIGNIFICANCE YEAR TO DATE – 2003	9

DOCUMENT TYPE	All Documents	Reg. Sig. Documents
NOP	12	7
DRAFT EIR	9	1
EA	2	0
ND	19	1
MND	9	0
PERMIT	8	0
FEDERAL GRANTS	2	0
TOTAL	61	9

Development Type	All Projects	Reg. Sig. Projects
RESIDENTIAL	15	0
COMMERCIAL	7	0
INDUSTRIAL	5	3
OFFICE	0	0
MIXED-USE	4	3
TRANSPORTATION	1	0
PUBLIC FACILITIES	27	3
GENERAL PLAN	2	0
TOTAL	61	9

Projects By County	All Projects	Reg. Sig. Projects
LOS ANGELES	33	5
ORANGE	5	1
RIVERSIDE	8	0
SAN BERNARDINO	7	2
VENTURA	4	1
IMPERIAL	2	0
OTHER /OUTSIDE SCAG	2	0
TOTAL	61	9

IGR WEB PAGE

The IGR Section now has a web page. The IGR web page includes staff prepared publications describing items and projects received by the IGR Section, and other web sites that may be useful to persons seeking information about how to comply with CEQA and the CEQA Guidelines. For more information, please visit SCAG's IGR web page at www.scag.ca.gov/igr/.

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS **INTERGOVERNMENTAL REVIEW SECTION**



PROJECT DEVELOPMENT SUMMARY

January 2003

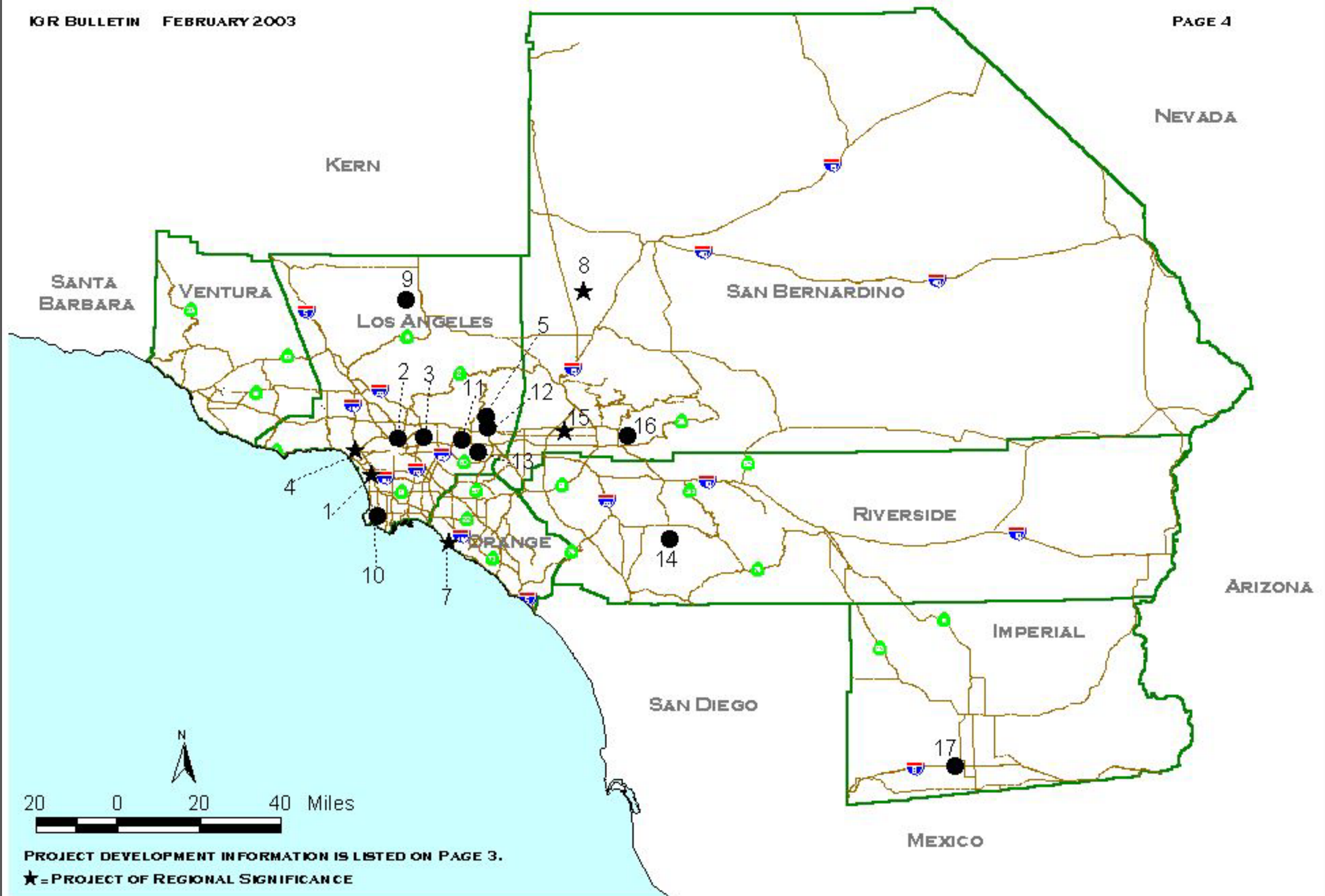
JANUARY										
Sub Region	Cnty	City	Project Name	Acres	Dev. Type	No. of Units	Non Res. Sq. Ft.	SCAG Number	Reg. Sig.*	Comments
SBCCOG	LA	El Segundo	1. Los Angeles AFB Specific Plan		MXU	1,308	560,000	30001	Y	Development over 4 sites, Two cities.
City of LA	LA	Los Angeles	2. Residential Development		RES	9	-	30006	N	Demolition and 9 unit apt. building.
SGVCOG	LA	S. Pasadena	3. Residential Development		RES	1	-	30007	N	Single family unit development.
WCCOG	LA	Santa Monica	4. Civic Center Specific Plan Update	62	MXU	675	815,000	30013	Y	Civic Center, mixed-used development
SGVCOG	LA	Glendora	5. Commercial Building Development	1.56	COM	-	15,000	30017	N	Pre-school facility for 200 students.
City of LA	LA	Los Angeles	6. Antes Columbus Footbal Youth Ctr.		COM	-	32,380	30018	N	Mixed-use youth/community/commercial.
OCCOG	OR	Hunt. Beach	7. Pacific City	31.5	MXU	516	240,000	30003	Y	400-room hotel, Res/Com development
SANBAG	SB	Victorville	8. SCLA Specific Plan Amendment	2620	IND	-	15,700,000	30002	Y	Industrial development. 15,700 jobs.
North LA	LA	Palmdale	9. Residential Development TTM 54058	163	RES	492	-	30033	N	492 single family lot subdivision.
SBCCOG	LA	R. Palos Verd.	10. Residential Development TTM 54223		RES	109	12,000	30035	N	Age restricted senior's complex.
SGVCOG	LA	West Covina	11. Residential Development TTM 53995	3	RES	39	-	30040	N	Single family homes
SGVCOG	LA	Glendora	12. Residential Development		RES	4	-	30051	N	Condominium Development
SGVCOG	LA	West Covina	13. Residential Development	1.9	RES	12	-	30057	N	Single family unit development.
WRCOG	RIV	Riverside Co.	14. Mesa Grande Res. Development	390	RES	499	-	30061	N	Single family unit development.
SANBAG	SB	Rialto	15. N. Rialto Warehouse/Dist. Center	220	RES	-	3,300,000	30026	Y	Regional distribution facility
SANBAG	SB	Highland	16. Residential Development TTM 16014		RES	271	-	30034	N	Single family unit development.
IVAG	IMP	El Centro	17. Industrial Incubator Facility		IND	-	18,000	30005	N	Single story, business/industrial facility.

See Page 4 for Project/Development Locations

Bold: Signifies Projects of Regional Significance

* Per CEQA Guidelines Section 15206

Docs #: 81599



PROJECT/DEVELOPMENT LOCATIONS

JANUARY 2003



SOUTHERN CALIFORNIA
ASSOCIATION OF GOVERNMENTS



GENERAL PLAN GUIDELINES UPDATE

The Preliminary Draft Revised Guidelines are now available for public review. **The General Plan Guidelines** is an advisory document prepared by the Governor's Office of Planning and Research (OPR) to assist cities and counties in the preparation of local general plans. The General Plan Guidelines were last updated in 1998. The Guidelines are being revised to include several new or expanded topics. The topics include Environmental Justice, Community Participation, Sustainable Development and Annual Progress Reports.

The preliminary draft revised General Plan Guidelines is available for download or online viewing at www.opr.ca.gov. If you are unable to access the Guidelines online, please send requests for printed copies to the State Clearinghouse, Attn: General Plan Guidelines Update, Office of Planning & Research, PO Box 3044, Sacramento, CA 95812-3044. Be sure to include your name and complete mailing address. There is no charge for copies of the draft document (please limit requests to one copy per person or organization).

CRITERIA FOR PROJECTS OF REGIONAL SIGNIFICANCE

The criteria for projects of regional significance are defined in Appendix B of the *Handbook*, based on California Environmental Quality Act (CEQA) Guidelines, Section 15206, and projects that directly relate to the policies and strategies contained in the RCPG and the RTP. A few of the criteria for regionally significant projects are listed below:

- ☐ A proposed shopping center or business establishment employing more than 1,000 persons or encompassing more than 500,000 square feet of floor space.
- ☐ A proposed residential development of more than 500 dwelling units.
- ☐ A proposed commercial office building employing more than 1,000 persons or encompassing more than 250,000 square feet of floor space.
- ☐ Construction or expansion of freeways; state highways; principle arterials; routes that provide primary access to major activity centers, such as amusement parks, regional shopping centers, military bases, airports, and ports; goods movement routes, including both truck routes and rail lines; intermodal transfer facilities, such as transit centers, rail stations, airports, and ports; and fixed transit routes, such as light and heavy rail, and commuter rail.
- ☐ Sewage treatment facilities with a capacity of 750,000 gallons per day, of the expansion of an existing facility by that much, and any proposed interceptor.

INTERGOVERNMENTAL REVIEW

SCAG's Intergovernmental Review (IGR) Section is part of the Department of Performance Assessment and Implementation. The IGR Section is responsible for performing consistency review of regionally significant local plans, projects and programs with regional plans as outlined in SCAG's *Intergovernmental Review Procedures Handbook*. Projects are reviewed for consistency with the Regional Comprehensive Plan and Guide (RCPG) and the Regional Transportation Plan (RTP). A determination is made of the appropriate RCPG and RTP core and ancillary policies that apply to the specific project being reviewed. Project documents are reviewed and an assessment is made on whether the project is consistent with or supports those specific policies.



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